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ONLINE INFORMATION

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This Assistance Bulletin only applies to property within unincorporated Snohomish County and does not apply to property within incorporated city limits.

Assistance Bulletin

#79

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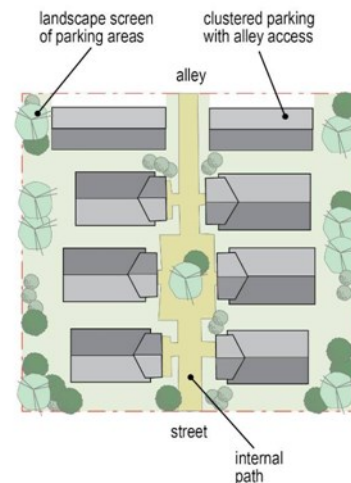
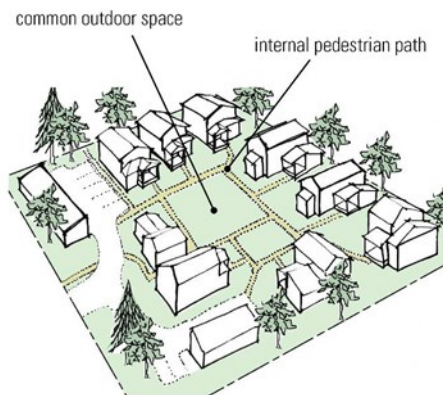
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Keyword: Assistance Bulletins

Cottage Housing

Cottage housing means a cluster of small, single family detached dwelling units (cottages) constructed in groups of 4 to 12 units on a commonly owned piece of property, with each unit no larger than 1,200 square feet. The units are built around common open space, with minimal private yards. Units do not have individual garages; parking is located in separate areas or in structures on the periphery of the site in order to minimize space taken up by driveways.

Examples of Cottage Housing Layout



Design Requirements

Specific regulations governing the design of cottage housing developments are found in Chapter 30.41G SCC. The intent of the regulations is to allow an alternative, smaller-scaled housing form that, through appropriate design, can exist harmoniously within conventional neighborhoods and provide adequate open space for its residents.

- Cottage dwellings must have a porch or covered entry at least 60 square feet in size with a minimum dimension of 6 feet.
- Parking must:
 - ◇ Be clustered and separated from the common area by a landscaping screen. Fencing shall not be substituted for the landscape screen.
 - ◇ Be screened from public streets and adjacent residential uses by landscaping and/or architectural screen.
 - ◇ Include parking for bicycles.
 - ◇ Not be located in front or side setback areas.

This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to Snohomish County Code.

- A pitched roof is required for all detached parking structures.
- Fences on the interior of a lot or property line cannot exceed three feet in height.
- Internal paved pathways must be provided.
- There must be common outdoor space:
 - ◊ A minimum amount of common outdoor space shall be provided [see SCC Table 30.41G.030(1)].
 - ◊ The common outdoor space must abut at least 50 percent of the cottage dwellings.
 - ◊ At least two sides of common outdoor space must abut cottage dwellings.
 - ◊ Cottage dwelling entrances must face the common outdoor space.
 - ◊ Cottage dwellings must be within 60 feet walking distance of the common outdoor space.
 - ◊ Private open space or a yard shall be provided and located adjacent to each dwelling. Private open space shall be for the exclusive use of the cottage resident(s), [see Table 30.41G.030(1)]. The private space must be oriented towards the common outdoor space and not have a dimension less than 10 feet.

Table 30.41G030(1)SCC

Standard	Requirement
Maximum gross floor area	1,200 square feet per dwelling
Maximum gross floor area/ground or main floor	800 square feet per dwelling
Minimum common outdoor space	400 square feet per dwelling
Minimum private open space	200 square feet per dwelling
Maximum height for cottages with minimum roof slope of 6:12	25 feet, subject to all parts of the roof above 18 feet shall be pitched
Maximum height for cottages without roof slope of 6:12 and all accessory structures	18 feet
Setbacks for all structures from adjacent property lines along the perimeter of the site	Same as the underlying zone
Front lot line setback from interior roads within the development	15 feet
Minimum distance separating structures (Including accessory structures)	10 feet
Minimum parking spaces	See SCC 30.26.030(1)
Number of dwellings within a cluster	Developments shall contain a minimum of 4 and a maximum of 12 dwellings located in a cluster. A development site may contain more than one cluster.

Additional design guidance may be found in the Urban Residential Design Manual.

Density Bonus

Cottage housing projects are eligible for a density bonus pursuant to SCC 30.41G.060. For projects located in R-9600, R-8400, R-7200, or Townhouse, the minimum lot area of the zone is used to compute allowable density. For projects in the LDMR zone, a lot area of 4,000 square feet shall be used. If the number computed is a fractional equivalent of 0.5 or more, the fraction shall be rounded up to the next whole number. Fractions of less than 0.5 shall be rounded down.

Projects located in R-9600, R-8400, R-7200, or Townhouse zones:

$$\text{Maximum Dwelling Units Permitted} = (\text{Gross Site Area} / \text{Minimum Lot of underlying zone}) \times 1.2$$

Projects located in LDMR:

$$\text{Maximum Dwelling Units Permitted} = (\text{Gross Site Area} / 4000 \text{ square feet}) \times 1.2$$

Permit Process

A cottage housing development proposal shall be processed as an administrative conditional use permit pursuant to chapter 30.43A SCC and shall include a site plan meeting the requirements of SCC 30.23A.100(3).